

PROJECT NARRATIVE

7431 East 6th Avenue

This project is designed to use a small in-fill lot in the downtown district which has not been developed due to its small and somewhat unusual size. The lot is 30 feet by 72' bordered by a sidewalk on 6th Avenue to the north; a 15 foot wide alley to the south; a small one-story restaurant to the east; and a larger two-story office building to the west.

The Owner/Developer intends to construct a small office building that relates to the surrounding structures, especially the office building across the street. It is designed as a Tuscan style building to go along with the neighborhood where salons, law offices and restaurants are featured. The owner will provide parking spaces in the rear as well as the available public spaces on the street and the public parking lot just down the street to the west.

The building meets all site development standards and parking requirements for the sub district in the downtown area set forth in the zoning ordinances in floor area ratio, the setback requirements as well as the building design requirements.

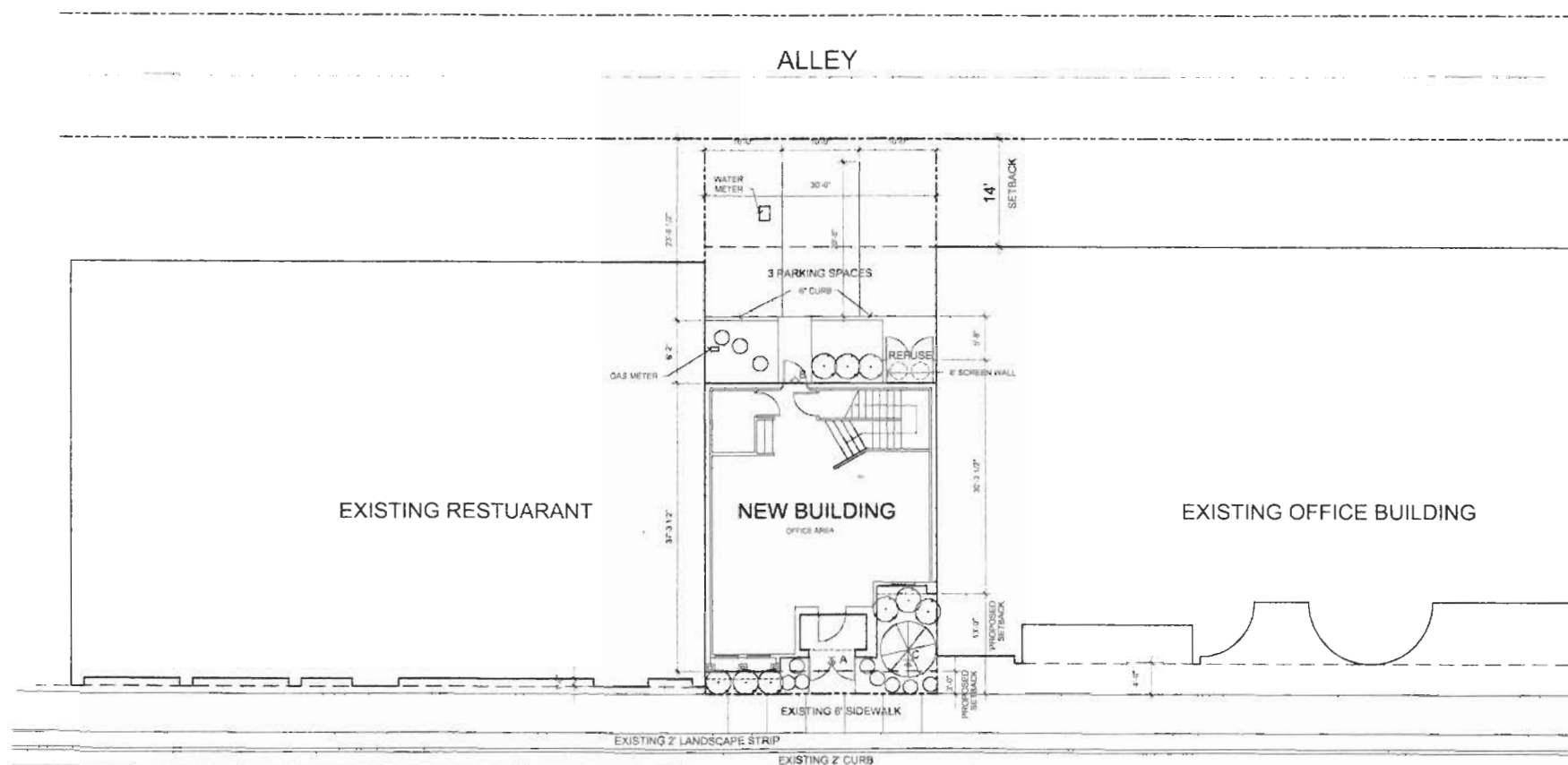
The Tuscan elevations keep in harmony with the neighbor across 6th Avenue. The front setback will be landscaped per the City of Scottsdale's guidelines for a tree-lined street.




It is proposed that the building will create an attractive enhancement to the existing neighborhood as well as establish a convenient office in the downtown area. Developing this empty lot will be an asset to the downtown district.

8-DR-2005
1/25/2005



EXISTING BUILDING PROPOSED PROJECT EXISTING BUILDING



-  FICUS
ficus microcarpa nitida
-  CHERRY RED SAGE
salvia coccinea
-  MYOPORUM PARVIFOLIUM
prostrate myoporum

SITE CONTEXT PLAN

SCALE: 1" = 10'-0"

PROJECT DATA

OWNER: Mike Lizanich
ADDRESS: P.O. Box 44335, Phoenix, AZ 85064
PHONE: 602.291.3807

NAME OF PROJECT: Silverado Office
ADDRESS: 7431 East 6th Avenue

SCOPE OF WORK: To develop the lot and construct a new 2-story office building.

ALLOWED SPACE =
2160 x 8 = 1728

SQUARE FOOTAGE:
FIRST FLOOR = 938
SECOND FLOOR = 789
TOTAL = 1727

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: VN

OCCUPANT LOAD: 1697 / 100 = 17
1 exit required

ZONING: D/RHD-2

LOT AREA:
GROSS SITE AREA: 4200 SQ FT, OR .0964 ACRES
NET SITE AREA: 2160 SQ FT, OR .0517 ACRES
LOT COVERAGE: 42.7%

REQUIRED LANDSCAPING AREA: 120 SQ FT

PROVIDED LANDSCAPE AREA: 353 SQ FT (154%)

PARKING CALCULATIONS:
REQUIRED NUMBER OF SPACES: 3
PROVIDED NUMBER OF SPACES: 3

MAXIMUM ALLOWABLE HEIGHT: 28'-0"
BUILDING HEIGHT: 26'-10"

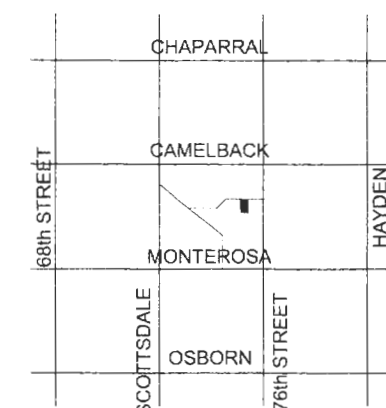
AVERAGE SETBACK CALCS.

4'X170'=680
1'X 82'= 82
252 762/252=3.02' AVERAGE

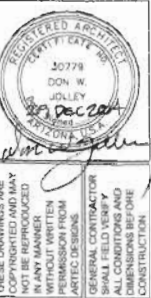
30'X25%=7'-6"

MIN. 7'-6" ON SETBACK 11'-4" PROVIDED
MIN 7'-6" 10' BEHIND 7'-6" PROVIDED

VICINITY MAP



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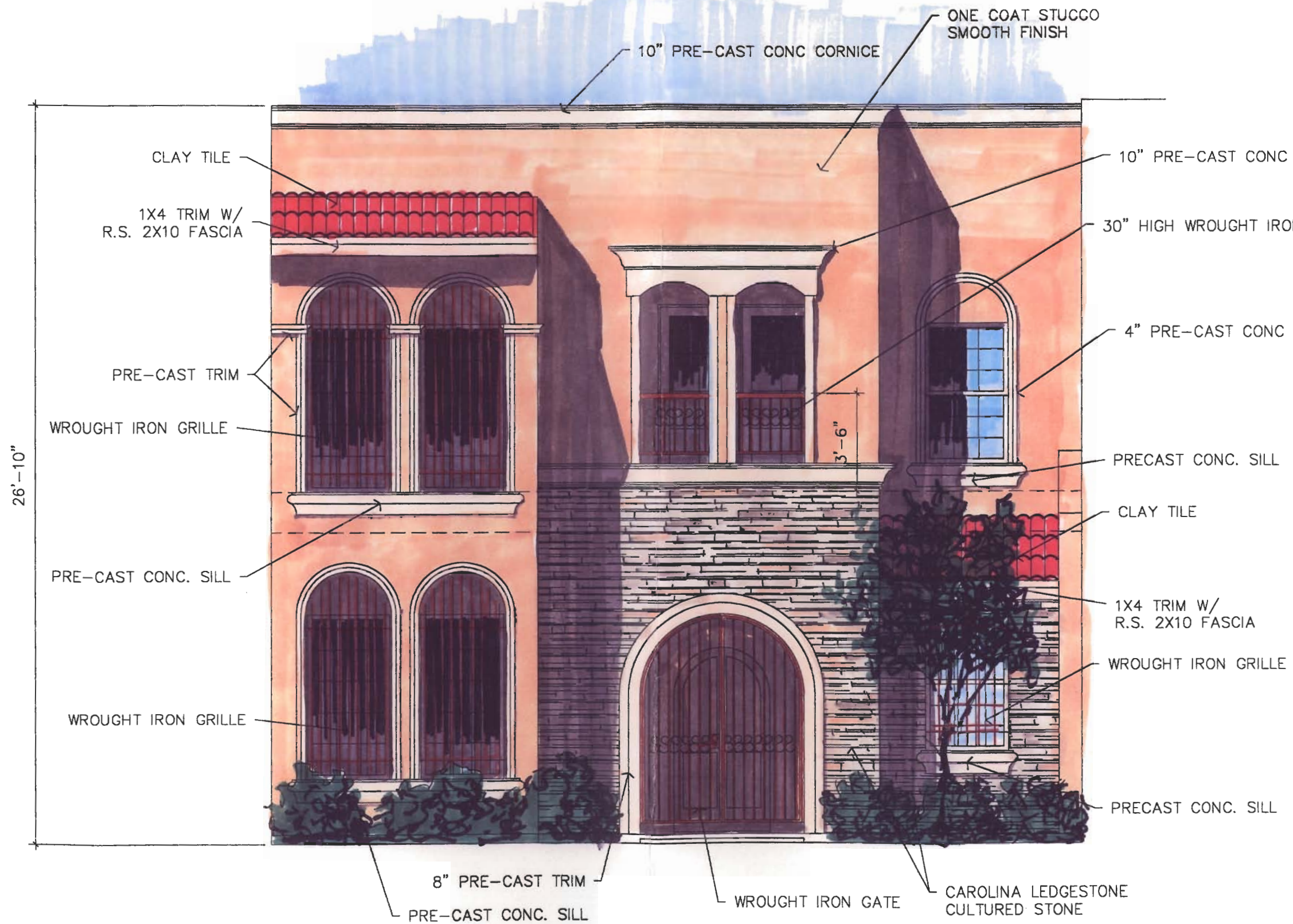


A NEW OFFICE BUILDING FOR
MIKE LIZANICH
7431 EAST 6TH AVENUE, SCOTTSDALE, ARIZONA

ARTEC DESIGNS
125 SOUTH 56th ST., #97
MESA, ARIZONA 85206
(480)830-7992
FAX 854-9278



DRAWN BY: DWJ
DATE: 29 DEC 2004
JOB #901



FRONT ELEVATION

SCALE: 1/4" = 1'-0"